

121.0

0002

0010.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED: 1,694,000 / 1,694,000
USE VALUE: 1,694,000 / 1,694,000
ASSESSED: 1,694,000 / 1,694,000
Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		PEABODY RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: JESSEN IAN	
Owner 2: HATCH ELIZA	
Owner 3:	
Street 1: 36 PEABODY RD	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	Type:

PREVIOUS OWNER

Owner 1: JESSEN IAN -
Owner 2: HATCH ELIZA -
Street 1: 36 PEABODY RD

Twn/City: ARLINGTON
St/Prov: MA
Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .404 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1916, having primarily Wood Shingle Exterior and 2731 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		17602		Sq. Ft.	Site		0	90.	0.59	10			View	10					938,581						938,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	17602.000	751,200	4,200	938,600	1,694,000		77963
							GIS Ref
							GIS Ref
							Insp Date
							05/27/20

USER DEFINED

Prior Id # 1:	77963
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	12/30/21 08:56:01
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/30/21	14:59:23
danam	
9358	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	751,200	4,200	17,602.	938,600	1,694,000		Year end	12/23/2021
2021	101	FV	726,800	4,200	17,602.	938,600	1,669,600		Year End Roll	12/10/2020
2020	101	FV	467,500	4,200	17,602.	938,600	1,410,300		Year End Roll	12/18/2019
2019	101	FV	308,000	4,200	17,602.	990,700	1,302,900		Year End Roll	1/3/2019
2018	101	FV	308,000	4,200	17,602.	730,000	1,042,200		Year End Roll	12/20/2017
2017	101	FV	308,000	4,200	17,602.	698,700	1,010,900		Year End Roll	1/3/2017
2016	101	FV	310,500	4,200	17,602.	646,600	961,300		Year End	1/4/2016
2015	101	FV	302,900	4,200	17,602.	542,300	849,400		Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JESSEN IAN,	71928-368		11/27/2018	Convenience	99	No	No		
BOWES ROBERT E	70966-441		5/4/2018		1,470,000	No	No		
FLYNN WALLACE J	67608-9		7/13/2016		1,050,000	No	No	Wallace J Flynn d.o.d. 2/15/2001.	
	11141-477		6/17/1966			No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/26/2019	1518	Heat App	18,900					
10/22/2018	1564	Renovate	347,509	O				
12/29/2017	1686	Demoliti	14,000	C				
1/20/2006	40	Re-Roof	2,500					

ACTIVITY INFORMATION

Date	Result	By	Name
5/27/2020	Measured	DGM	D Mann
5/27/2020	Permit Visit	DGM	D Mann
11/18/2017	MEAS&NOTICE	HS	Hanne S
3/10/2017	SQ Returned	EMK	Ellen K
11/19/2008	Meas/Inspect	336	PATRIOT
10/28/1999	Info At Door	266	PATRIOT
8/26/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type: 6	Colonial			Full Bath: 1	Rating: Very Good	DROP STAIR 2OF=TOILET & SINK IN BMT.														
Sty Ht: 2	2 - 2 Story			A Bath: 1	Rating:															
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Very Good															
Foundation: 3	Brick or Stone			A 3QBth: 1	Rating:															
Frame: 1	- Wood			1/2 Bath: 1	Rating: Very Good															
Prime Wall: 1	- Wood Shingle			A HBth: 1	Rating:															
Sec Wall: 1	%			OthrFix: 2	Rating: Average															
Roof Struct: 3	- Gambrel			OTHER FEATURES																
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Good															
Color: BEIGE				A Kits: 1	Rating:															
View / Desir:				Fpl: 1	Rating: Average															
GENERAL INFORMATION				WSFlue: 1	Rating:															
Grade: C+ - Average (+)				CONDOS INFORMATION																
Year Blt: 1916	Eff Yr Blt:			Location:																
Alt LUC:	Alt %:			Total Units:																
Jurisdct: G21	Fact: .			Floor:																
Const Mod:				% Own:																
Lump Sum Adj:				Name:																
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN								
Avg Ht/FL: STD	Phys Cond: GV - Good-VG	10. %		Functional:	%			No Unit	RMS	BRS	FL									
Prim Int Wal 2	- Plaster			Economic:	%			1	8	4	M									
Sec Int Wall: 1	%			Special:	%															
Partition: E	- Typical			Override:	%															
Prim Floors: 3	- Hardwood			Total: 10.8 %																
Sec Floors: 1	%			CALC SUMMARY				COMPARABLE SALES												
Bsmnt Flr: 12	- Concrete			Basic \$ / SQ: 130.00				Rate	Parcel ID	Typ	Date	Sale Price								
Subfloor:				Size Adj: 1.11762273																
Bsmnt Gar:				Const Adj: 1.68283176																
Electric: 3	- Typical			Adj \$ / SQ: 244.500																
Insulation: 2	- Typical			Other Features: 107958																
Int vs Ext: S				Grade Factor: 1.10																
Heat Fuel: 2	- Gas			NBHD Inf: 1.00000000																
Heat Type: 3	- Forced H/W			NBHD Mod:																
# Heat Sys: 1				LUC Factor: 1.00																
% Heated: 100	% AC: 100			Adj Total: 842185																
Solar HW: NO	Central Vac: NO			Depreciation: 90956																
% Com Wal	% Sprinkled			Depreciated Total: 751229																
MOBILE HOME				Make:		Model:		Serial #		Year:		Color:								
SPEC FEATURES/YARD ITEMS				PARCEL ID 121.0-0002-0010.0																
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value		
3	Garage	D	Y	1	20X15	A	AV	1950	23.33	T	40	101			4,200			4,200		
More: N	Total Yard Items:	4,200		Total Special Features:												Total:	4,200			